

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

REC'D
11 35 PM '81
S.C.
HARRISLEY

MORTGAGE

200-1559 PAGE 841

TO ALL WHOM THESE PRESENTS MAY CONCERN: I (we) C & R PROPERTIES, A

GENERAL PARTNERSHIP

(hereinafter referred to as Mortgagor), SEND GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, SOUTH CAROLINA (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith the terms of which are incorporated herein by reference, in the sum of Seventy Six Thousand and no/100 ----- Dollars (\$ 76,000.00) with interest thereon from date at the rate of 15.00 per cent per annum, said principal and interest to be repaid as follows: \$1,000.76 on the first day of February, 1982, and a like amount on the same day of each month until paid in full; a twenty (20) year term, with the final payment on January 1, 2002, unless sooner paid.

WTR
3/11/82
Prepayment Option: The Mortgagors have a right to anticipate payment as follows: "up to 20% of the loan amount can be prepaid in addition to normal principal amortization in any loan year. Any excess above this would be subject to a six months interest penalty during the first fifteen (15) loan years. After the 15th loan year, the loan can be prepaid in full without penalty."

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being on the westerly side of Lavinia Avenue and on the easterly side of Academy Street, in the City of Greenville, County of Greenville, State of South Carolina, being a portion of the Rowley Place, and being also shown on a plat of the Property of Thomas C. Brissey, dated August 15, 1973, prepared by Carolina Surveying Co., recorded in Plat Book 2-X, at Page 13 in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Lavinia Avenue at the joint front corner of Lots Nos. 16 and 17 and running thence with the joint line of said Lots, S. 76-17 W. 153.57 feet to the right-of-way of Academy Street; running thence with said right-of-way, N. 20-14 W. 59.8 feet to an iron pin in the side line of Lot No. 18; running thence with Lot No. 18, N. 76-17 E. 152.07 feet to an iron pin on the western side of Lavinia Avenue; running thence with the western side of said Avenue, S. 21-45 E. 60 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Robert D. Terrell and Mary I. Terrell, dated December 16, 1981, and recorded in Deed Book 1159, at Page 545 in the R.M.C. Office for Greenville County.

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